

Flat 4, 60 Waterloo Street

Hove BN3 1AH

Asking Price Of £260,000

- ONE DOUBLE BEDROOM FLAT
- SEPARATE KITCHEN
- GOOD SIZE LIVING ROOM
- CLOSE TO AMENITIES
- MODERN BATHROOM
- SECOND FLOOR
- PERIOD BUILDING
- SEAFRONT VIEW

Whitlock & Heaps are delighted to present to market this one double bedroom flat forming part of the second floor of this period building. This light and airy flat boasts good size living accommodation, seafront and Easterly views, modern bathroom and being in a prime location. This property is brought to market with a new lease and situated close to the seafront and Western Road.

Bus routes operate locally making travel throughout the city simple. Western Road is a short walk away with its vast array of shopping facilities, eateries and cafés. You are within close proximity to the Hove seafront, being situated at the bottom of the road. From the bedroom you get views of the i360 as well. Hove and Brighton mainline stations are accessible via a longer walk or bus for commuting or driving to the multiple slip roads to take you out of the city.

ENTRANCE HALL Cupboard housing 'Wiesmann' gas-fired combination boiler with storage space below, thermostat, radiator, intercom.

KITCHEN Stainless steel single bowl sink unit with mixer tap and drainer, wooden work surfaces with cupboards and drawers under with matching eye-level cupboards, 4-ring gas hob with oven below and extractor above, space for washing machine and fridge/freezer, sash window with westerly aspect, radiator.

LIVING ROOM Good size living room, sash window with westerly aspect, radiator.

BEDROOM Sash window with easterly views, radiator.

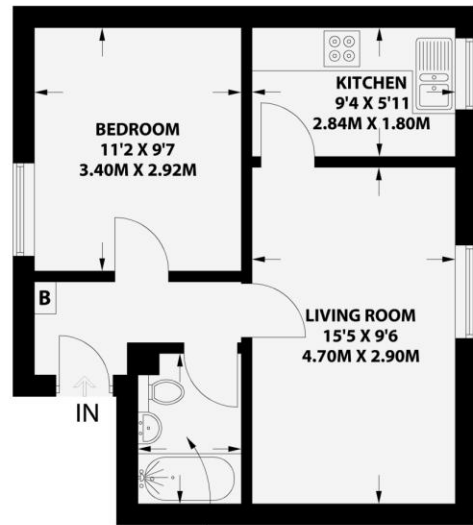
BATHROOM Part tiled, bath with shower over, pedestal wash-hand basin, extractor fan, heated towel rail, low level w.c.

OUTGOINGS Lease: 179 years remaining.
Maintenance Charge: Approx. £1,350 per year, exact figure TBC.
No ground rent.

WATERLOO STREET

HOVE

APPROXIMATE GROSS INTERNAL AREA
395 sq ft / 36.7 sq m



BATHROOM
6'11 X 4'10
2.11M X 1.47M

Second Floor



Floor plan is for illustration and identification purposes only and is not to scale. Plans, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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Hot Water Tank
 Fridge / Freezer
 Head Height Below 1.5m
 Measuring Points
 Storage Cupboard
 Fitted Washbasin
 Garden Shortened for Display



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	67 D
39-54	E		
21-38	F		
1-20	G		

Portslade Branch
48 Boundary Road, Portslade BN3 4EF
portslade@whitlockandheaps.co.uk
01273 422706

Hove Branch
65 Sackville Road, Hove BN3 3WE
hove@whitlockandheaps.co.uk
01273 778577



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